



# BRISAS

DE SAN JUAN RESIDENCES

BUILDING  
SPECIFICATIONS



AVANTESPACIA



# BRISAS

DE SAN JUAN RESIDENCES

*Brisas de San Juan, a unique development in a privileged location.*

Brisas de San Juan was conceived as a residential project with a clear vocation for excellence, designed to blend in with its surroundings, bringing freshness and design to its most immediate location.

Situated in a privileged location, Brisas de San Juan is a housing development with large common areas and spaces for the whole family, a project designed to enjoy a life with all the services and comforts in one of the most sought-after areas of the Mediterranean in Alicante.

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# FOUNDATIONS, STRUCTURE AND ROOF

The foundations and structure are made of reinforced concrete, in compliance with current regulations and under the supervision of an external technical control body.

The roofs are flat, waterproofed and thermally insulated in accordance with the requirements of the Technical Building Code.

The façades are designed with a contemporary style; they are made of brick masonry on the outside and dry partition walls on the inside. They will be finished with continuous light-coloured cladding and ceramic cladding and will have an air chamber with thermal and acoustic insulation to offer greater energy savings and greater comfort in the interior of the property.

The façades are finished off with large terraces, delimited by glass parapets and railings, which give rhythm and unity to the whole.



# INTERIOR AND EXTERIOR CARPENTRY



## Exterior Carpentry

The exterior carpentry of Brisas de San Juan guarantees a thermal break, with double glazing, low-E glass and air chamber, improving the thermal and acoustic comfort of the properties.

Aluminium louvre blinds with injected insulation are installed in all rooms except bathrooms to provide light control, privacy, and protection.



## Interior Carpentry

The entrance door of the properties is armoured, smooth and white. It has anti-leverage hinges, security lock, optical peephole and smooth handle in chrome-satin colour, offering a safe, sophisticated entrance.

The interior doors of the properties have a modern and timeless design; they are smooth, white and have straight handles with a satin chrome finish. The bathroom doors are lockable from the inside.

The built-in wardrobes in the bedrooms are modular, with smooth hinged doors in white and with a cursor-style handle. They are lined with textured finish boards on the inside, except for wardrobes with installations, which will be plastered and painted.

The built-in wardrobes in the bedrooms have a hanging rail for long garments, shelves and drawers for easier organisation.

The hall wardrobe is equipped with a hanging rail for long garments and a luggage shelf.

Electricity and telecommunications registers are concealed behind a smooth white hinged door with a handle matching the rest of the wardrobes in the house.

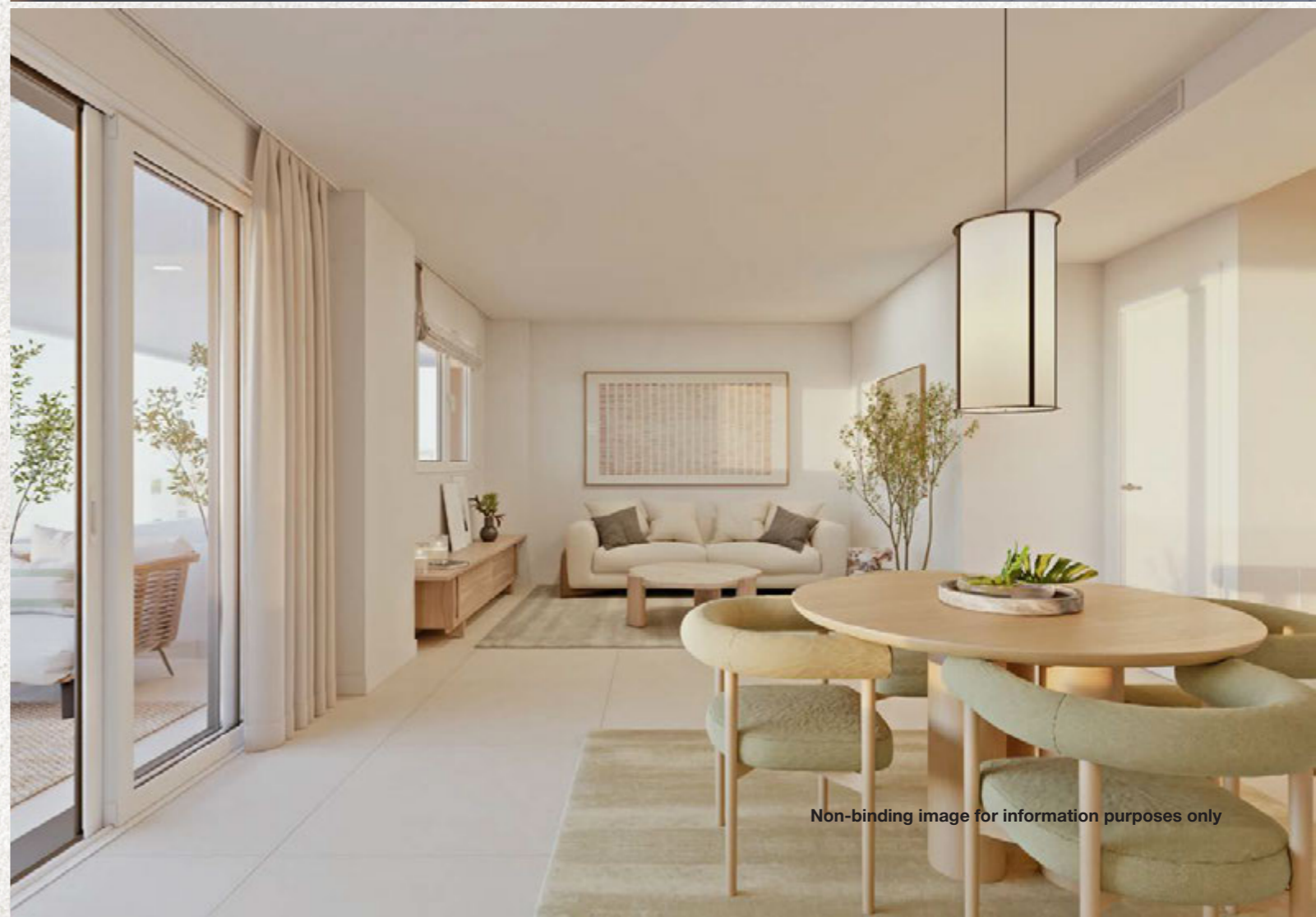
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# INTERNAL DIVIDING WALLS

The interior partition walls of the properties are made with dry plasterboard and interior insulation, improving both their thermal and acoustic qualities.

The partition between properties is made of brickwork with drywall partitioning on both sides and internal insulation.

The partitions between properties and communal areas consist of brickwork, plastered and painted on the outside and lined with drywall partitioning and insulation on the inside.



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# PAINTS, CEILINGS AND FLOORING

## Paints and ceilings

The properties have plastic paint on the horizontal and vertical walls, perfectly coordinated with the rest of the finishes.

The ceilings are lined with plasterboard to ensure a smooth, flat finish with strategically installed openings to facilitate access to the installations without compromising the design.



## Flooring

Except for the bathrooms, the entire property is tiled with large-format porcelain stoneware and white-lacquered skirting board.

And to provide greater visual aesthetic continuity, the same material is used on the outdoor terraces.

# KITCHEN



In the kitchen, the hub of our daily lives, design merges with functionality.

The kitchen is fitted with a front section of light-coloured wall and base units with a compact quartz worktop, and the wall between the units is covered with the same material. The rest of the walls are painted.

It is equipped with appliances: fridge-freezer, built-in dishwasher, induction hob, built-in extractor hood, electric oven and microwave tower.

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## BATHROOMS

In Brisas de San Juan, the ceramic tiling is of the highest quality, white vitrified porcelain sanitary ware and resin shower trays.

The taps are chrome mixer taps and the showers are equipped with thermostatic columns.

The washbasins are supplied with a two-drawer wall unit and mirror with built-in LED lighting.

Shower screen and electric towel rail installed.



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# AIR CONDITIONING AND DOMESTIC HOT WATER

The properties have an individual aerothermal system for DHW production with an accumulator tank, mainly using the energy from the air (or outdoor environment), which is considered renewable energy by the European Union.

This system offers energy savings and respect for the environment in which we live.

The properties also have individual air conditioning (hot and cold) via supply and return grilles in the living room and bedrooms.



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## VENTILATION

The ventilation system of the properties guarantees a healthy interior environment and compliance with the Technical Building Code.

The system is discreetly integrated to provide a healthy and comfortable environment throughout every corner of the property.

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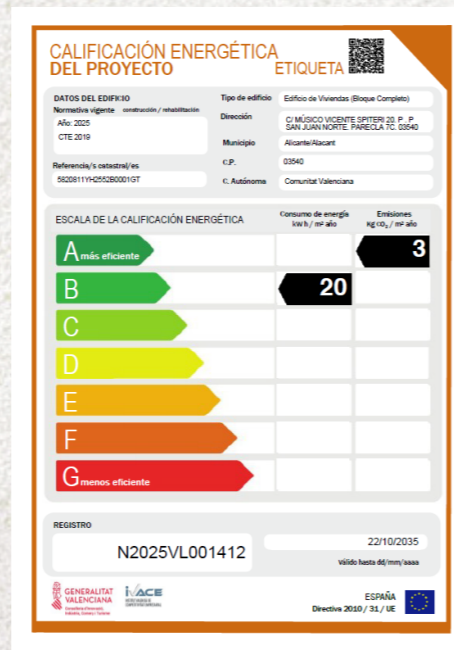
## ELECTRICITY AND TELECOMMUNICATIONS

The electrical installation complies with the Low Voltage Electrotechnical Regulations. Telecommunications sockets in accordance with current regulations are fitted in living rooms, bedrooms and kitchens.



# COMMON AREAS

- Private and gated development.
- Includes area for online package deliveries.
- Communal swimming pool with children's area and swimming lane with saline purification using natural, non-polluting and environmentally friendly substances.
- Fully-equipped gym with toilets.
- Common area.
- Colour video entry phone with terminal in the lobby.
- Motorised garage door with remote control opening.
- Low consumption LED lighting in entrances and common areas.
- Entrance hall decorated in keeping with the design of the building, using a refined combination of materials.
- The building has lifts with cabins adapted for people with reduced mobility, with restricted access to the garage.
- Garage: forced ventilation, control, fire protection and emergency lighting, according to current regulations. Polished concrete paving with spaces marked in epoxy paint.
- Pre-installation for electric vehicle recharging, according to the Spanish Low Voltage Electrotechnical Regulations.
- Bicycle parking area with charging point for electric bicycles (6 sockets).



Energy efficiency certificate available at the sales office, as well as in the "Downloads" section of the website.  
 Any variation that may occur between the energy performance certificate of the project and the certificate of completed work will not affect the energy rating indicated.



Image for reference purposes only







# SUSTAINABILITY AND EFFICIENCY



Non-binding image for information purposes only

*Committed to the environment, we offer sustainable and efficient projects promoting actions and measures that will improve your quality of life.*

- With an efficient design that improves the quality of the property by seeking the best orientations, views and thermal control, as well as better natural lighting of the interior spaces.
- Integration in our environment, in serviced sites, promoting sustainable mobility, easy access and the environmental improvement of community spaces.
- Using efficient construction techniques and installations to increase the comfort of the property, with a special focus on thermal and acoustic insulation.
- Implementing energy efficiency in our homes, with high performance and the best solutions to achieve: Energy savings through photovoltaic panels installed on the roof, which reduce energy consumption and reduce direct CO2 emissions in our living spaces and common areas.
- Including renewable and sustainable energies to produce domestic hot water through aerothermal energy which contributes to better energy efficiency and increased savings on energy bills.
- Promoting sustainable water consumption.
- Recycling bins in common areas for good waste management to ensure good recycling.garantizar un buen reciclaje.
- Health and wellbeing, providing our living spaces with lighting quality with presence sensors that guarantee lower energy consumption, as well as ventilation and thermal regulation systems.
- Efficient and sustainable mobility in our common spaces with pre-installation for electric vehicle charging.

 <b>+ SAVINGS</b> Less consumption and less maintenance	 <b>+ WELLBEING</b> Comfortable thermal, acoustic and lighting conditions	 <b>+ VALUE</b> Increased property value
 <b>- CONSUMPTION</b> Savings in utility bills	 <b>- NOISE</b> Improved acoustic insulation	 <b>- CO2</b> Lower emissions to help protect our planet

WE BUILD IN COMPLIANCE WITH THE TECHNICAL BUILDING CODE AND CURRENTLY APPLICABLE REGULATIONS.

DEVELOPER'S SIGNATURE	CLIENT'S SIGNATURE
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[www.avantespacia.com](http://www.avantespacia.com)

Please note: The information contained in this document may be subject to variations for technical, commercial or legal reasons. The images of the spaces provided by our suppliers are included only for illustrative purposes of the materials and finishes referred to, and in no case do they represent the final image of the properties in the development.



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